Lesotho - Land Administration Reform

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Overview

Identification

COUNTRY
Lesotho

EVALUATION TITLE
Land Administration Reform

EVALUATION TYPE
Independent Impact Evaluation

ID NUMBER
DDI-MCC-LSO-MSU-LARP-2013-v-1.1

Overview

ABSTRACT
Michigan State University was assigned to design the impact evaluation (IE) of the Land Administration Reform Project (LARP) funded under the Millennium Challenge Account (MCA)-Lesotho compact. The impact evaluation is designed to test the following key economic hypotheses. It is hypothesized that land with formally recognized titles will result in:

1. Increased number of land parcels used as collateral for mortgage

2. Increased investment in the property, increased frequency of transfers, subletting, rentals, and other economic activities

3. Increased value of land

4. Reduction in land related conflicts

5. Increase in income/expenditures of beneficiaries

The purpose of the rigorous IE design is to measure and monitor these hypothesized impacts and assess the causality in effects outlined in the impact pathway. The IE design is based on a difference-in-difference (DiD) analytical framework requiring the collection and analysis of baseline and end line data from treatment and control areas. Data towards the baseline assessment were collected by T&T Geomatics and MASAZI Development Associates (referred hereafter as the 'survey firm') from March to June 2013. The dataset is based on the data entry done by the Office of Survey Research at Michigan State University in 2015. This documentation describes the raw variables and the variable created by the evaluation team for the descriptive data analysis reflected in the Baseline Report.

EVALUATION METHODOLOGY
Randomization

UNITS OF ANALYSIS
Household

KIND OF DATA
Sample survey data [ssd]

TOPICS

Topic	Vocabulary	URI
Land	MCC Sector	
Gender	MCC Sector	

KEYWORDS
legal reform, credit, debit, land regularization

Coverage

GEOGRAPHIC COVERAGE

The survey covered the following village/sub-villages in MMC1, MMC2, MMC3 and MMC27 in Maseru city:

MMC # Village name Group Name of the cluster (sub-village)

MMC01 Boiketlo Treatment Boiketlo

MMC01 Kuroane Treatment Kuroane

MMC01 Le-coop Treatment Le-coop

MMC01 Pecha Treatment Pecha

MMC01 Phomolong Treatment Phomolong 1

MMC01 Phomolong Treatment Phomolong 2

MMC01 Rasetimala Treatment Rasetimela 1

MMC01 Rasetimala Treatment Rasetimela 2

MMC01 Selakhapane Treatment Selakhapane

MMC01 Thoteng-Khubetsoana Treatment Thoteng-Khubetsoana

MMC01 Bochabela I Treatment Bochabela I

MMC01 Bochabela I Treatment Bochabela II

MMC01 Bochabela II Treatment Bochabela III

MMC02 Bochabela IV Treatment Bochabela IV

MMC02 Lifelekoaneng-Mabote Treatment Lifelekoaneng-Mabote

MMC02 Mapaleng-Mabote Treatment Mapaleng-Mabote

MMC02 Maqalika Treatment Maqalika 204

MMC02 Phahameng-Khubetsoana Treatment Phahameng-Khubetsoana

MMC02 Phpoletsa-Mabote Treatment Phpoletsa-Mabote

MMC02 Rural Treatment Rural

MMC02 Sebaboleng Treatment Sebaboleng

MMC02 Taung-Mabote Treatment Taung Mabote

MMC02 Thoteng-Mabote Treatment Thoteng-Mabote 1

MMC02 Thoteng-Mabote Treatment Thoteng-Mabote 2

MMC03 Tsosane (part not regularized) Treatment Tsosane (not reg) 1

MMC03 Tsosane (part not regularized) Treatment Tsosane (not reg) 2

MMC03 Naleli-Tsosane Treatment Naleli-Tsosane 1

MMC03 Naleli-Tsosane Treatment Naleli-Tsosane 2

MMC27 Ha Foso Control Ha Foso 1

MMC27 Ha Foso Control Ha Foso 2

MMC27 Ikheteleng Control Ikhetelong 1

MMC27 Ikheteleng Control Ikhetelong 2

MMC27 Ikheteleng Control Ikhetelong 3

MMC27 Khopane Control Khopane

MMC27 Koalabata Control Koalabata 1

MMC27 Koalabata Control Koalabata 2

MMC27 Koalabata Control Koalabata 3

MMC27 Koalabata Control Koalabata 4

MMC27 Marabeng Control Marabeng

MMC27 Sekhutlong Control Sekhutlong

UNIVERSE
Households in 22 treatment villages

Producers and Sponsors

PRIMARY INVESTIGATOR(S)

Name	Affiliation
Michigan State University	

OTHER PRODUCER(S)

Name	Affiliation	Role
Michigan State University		

FUNDING

Name	Abbreviation	Role
Millennium Challenge Account- Lesotho	MCA-L	
Millennium Challenge Corporation	MCC	

Metadata Production

METADATA PRODUCED BY

Name	Abbreviation	Affiliation	Role
Michigan State University	MSU		

DATE OF METADATA PRODUCTION
2014-04-09

DDI DOCUMENT VERSION
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DDI DOCUMENT ID

DDI-MCC-LSO-MSU-LARP-2013-v-1.1

MCC Compact and Program

COMPACT OR THRESHOLD
Lesotho Compact

PROGRAM
The PSD Project is intended to stimulate investment by improving access to credit, reducing transaction costs and increasing participation of women in the economy. All of the activities under PSD are expected to create an environment that promotes both local and foreign investment, ultimately contributing towards increased economic growth and poverty reduction. The PSD Project activities include: (a) the Civil Legal Reform Project (CLRP) Activity, which aims to reform the civil legal system by restructuring Civil Court operations and management, including creation of case management systems for High Court of Lesotho, Commercial Court and Magistrate courts in Maseru, establishment of an independent and fully functional Commercial Court, and promotion of alternative dispute resolution (ADR) through establishment of small claims procedure within the Magistrate Court and a mandatory court-annexed mediation for the High Court, Magistrate Court Maseru and the Commercial Court of Lesotho; (b) the Credit Bureau Project Activity aimed to establish a register that facilitates the exchange of information and screening of debtors; (c) the Debit/Smart Card Project Activity aimed to rollout point of sale devices at agents and merchants and distribute smartcards to end users in order to expand the outreach of financial services to the unbanked and under-banked population in Lesotho and reduce time spent accessing financial services; (d) the Land Administration Reform Project (LARP) Activity is aimed at policy and legal reform of land administration in Lesotho through creation of the Lesotho Land Act and the Land Administration Authority Act, implementation of a systematic land regularization programme for urban and peri-urban areas of greater Maseru, improvement of the rural land allocation process and modernization and improvement of land administration services through development of a new Land Administration Authority (â€œLAAâ€•); and (e) Gender Equality in Economic Rights Activity aimed at implementation of a training and public awareness programme dedicated to promoting gender equality in economic rights and building of local capacity to continue advocacy.

MCC SECTOR
Land (Land)

PROGRAM LOGIC
Overall Outcomes -Stimulate investment by improving access to credit and increasing the participation of women in the economy Intermediary Outcomes -Credit Bureau and National Identification Card Activity: Access to credit is expanded -Land Reform Activity: Use of land as collateral is increasing -Civil Legal Reform Activity: Commercial dispute resolution is increased -Debit/Smart Card Activity: Access to financial services in Lesotho increased -Training and Public Awareness to Support Gender Equality in Economic Rights: Knowledge, attitude and practices of womenâ€™s economic rights are improved

PROGRAM PARTICIPANTS
National coverage

Sampling

Study Population

Households in 22 treatment villages

Sampling Procedure

In the first step, the 22 treatment villages identified were divided into 28 clusters (or sub-villages) and the 6 control villages were divided into 12 clusters (or sub-villages) such that each cluster had at least 100 households and belonged to only one village. In other words, big villages were sub-divided into smaller clusters (or sub-villages) for sampling purpose. Each of these villages or sub-villages were considered as units of intervention for the IE design (and statistics analysis). Based on the village boundaries identified in the field (with the help from the LARP Project Implementing Unit), and using the GPS coordinates of this boundary and superimposing it on the satellite imagery of the MMC map that shows the density of land parcels with structures (i.e., roof outlines), the 40 sub-villages were mapped.

In step two, 45 households from each cluster were randomly selected. To aid in this selection process, a GIS based method of 'listing' was undertaken. This involved using orthophotos to pre-vectorize land parcels (which were provided by COWI, the project implementer) and using them to produce GIS maps for sample selection. This method was used to randomly select the required numbers of households (and replacement households) in each cluster across all MMCs.

In step three, to augment the number of parcels in the survey that are used for commercial purposes, a field based listing exercise was undertaken to identify all the parcels in each cluster where some kind of commercial activities would be taking place. An average of about 4-6 additional parcels per cluster that were identified as commercial plots (but were not part of the sample selection based on the GIS method) were randomly selected to increase the number of observations for commercial parcels.

For the purpose of this IE, in both steps 2 and 3 of sample selection, the sampling frame was defined as "households that have land parcels that belong to them in the same village where they are being interviewed, and for which they have not yet obtained any Lease. The land parcel could be either occupied by the HH or rented to others for housing or commercial purpose." However, as reported in the results section, 276 parcels inventoried using the GIS based sampling frame already had Lease. To establish the baseline, parcels with a Lease are excluded from all the plot level analysis included in the baseline report.

Weighting

The sample weight variable used in the baseline report analysis was created by the survey firm and sourced from the original data file. Sampling weights were computed in order to adjust for the overall sample figures in relation to the population scale, to correct imbalances in sampling ratios from one group to another due to non-response in the samples. The weights were calculated as a factor of the population per cluster (Ni) and the sample size (ni) per cluster i.e Ni/ni where i is the ith cluster.

Questionnaires

Overview

The questionnaire included more than 25 sections encompassing modules on:
· Household characteristics (demographic information by each member of the HH)
· Employment and sources of any other cash transfers
· Identification and list of all the parcels
· Information on Parcel Acquisition, Documents and Land Value
· Land conflicts
· Rights to the land and perceptions of the risk
· Parcels rented out, rented in
· Characteristics of parcels
· Investments on land
· Perceptions about Lease, renting land, the land law, women's rights and LAA
· Ownership of Assets
· Expenditures
· Credit in the last 12 months
· Consumption
· Woman module

Data Collection

Data Collection Dates

Start	End	Cycle
2013-03	2013-06	N/A

Data Collection Mode

The evaluation is based on household level surveys that included interviewing the head of the household based on a detailed instrument which was translated into Sesotho. The survey has detailed sections for each of the outcomes to be evaluated, both intermediate and final outcomes, and some monitoring and evaluation (M&E) indicators to be monitored. The questionnaire included more than 25 sections encompassing modules on: ? Household characteristics (demographic information by each member of the HH) ? Employment and sources of any other cash transfers ? Identification and list of all the parcels ? Information on Parcel Acquisition, Documents and Land Value ? Land conflicts ? Rights to the land and perceptions of the risk ? Parcels rented out, rented in ? Characteristics of parcels ? Investments on land ? Perceptions about Lease, renting land, the land law, women's rights and LAA ? Ownership of Assets ? Expenditures ? Credit in the last 12 months ? Consumption ? Woman module In addition, each of the survey households was geo-referenced for ease of locating the household for a follow-up survey. A separate module targeted towards women was administered separately with the women head of the family. The survey was translated and administered in Sesotho, and was designed to take between 1.5 to 2 hours to complete. Copies of the survey instruments are available upon request. The baseline survey was implemented in the selected villages from March to June 2013. The number of households surveyed in treatment and control MMCs across all the clusters was 1904. However, the data set has many gaps and non-responses to several questions. Thus the number of observations on which a specific estimate is based varies across Tables included in the Baseline Report.

Data Collection Notes

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The baseline survey was implemented in the selected villages from March to June 2013. The number of households surveyed n treatment and control MMCs across all the clusters was 1826. However, the data set that MSU received has many gaps nd non-responses to several questions. Thus the number of observations on which a specific estimate is based varies cross Tables included in the Baseline Report.

Questionnaires

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· Household characteristics (demographic information by each member of the HH)

· Employment and sources of any other cash transfers
· Identification and list of all the parcels
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Data Processing

No content available

Data Appraisal

No content available